

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, May 19, 2010

President Ron Carter called the meeting to order at 6:40 p.m. Commission members Tom Crowley, Carolyn Anker and Bill Hammer were present, constituting a quorum. Also present were Karl Haas, Les Olds, Don Cleveland and Megan McVicker.

Others present:

Matt Worthley, Mike Lee, Mike Anderson, Brandon Bogan, Dan Moriarity, Mary Beth Archer, Ryan Anderson, Don Purdy and Bryan Mitchell.

The Pledge of Allegiance was said.

Bid Openings

Parcel 92 – Land Sale

Mr. Olds stated one bid was received for the project; however the bid arrived late. Mr. Olds recommended taking the bid under advisement to review with counsel for its conformity to bid documents.

Parcel 7 – Regional Performing Arts Center: Furniture Package P10

Brandon Bogan, with CSO Architects, opened and read aloud the bids for package P10. [Please see attached bid tabulation results]

Parcel 7 – Regional Performing Arts Center Masonry Cladding Package P11

Mike Anderson, Construction Manager with Shiel Sexton, opened and read aloud the bids for package P11. [Please see attached bid tabulation results]

Parcel 7C – Sale of Energy Center

No bids were received for this project.

30 W. Main Street, Suite 200 Lease

No bids were received for this project.

Approval of Minutes

April 21, 2010: While a quorum was present for the May meeting, the Commission members that were in attendance did not represent the quorum of members that were present at the April 21, 2010 meeting. Therefore, Mr. Carter requested to carry over approval of the April 21 minutes to the June 16, 2010 CRC meeting. [Mr. Worrell, Mr. Crowley and Mr. Carter were in attendance at the April 21, 2010 meeting].

April 27, 2010: Mr. Carter requested these minutes also be approved at the June 16, 2010 CRC meeting due to the same reasoning as the April 21 meeting minutes. [Mr. Worrell, Mr. Hammer, and Mr. Carter were in attendance at the April 27, 2010 meeting].

Financial Matters

Mr. Cleveland announced the April 2010 end of month operating balance for the CRC General Fund is \$1,528,591.

Mr. Cleveland requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$465,880.03. Mr. Hammer moved to approve CRC General Fund claims as submitted. Seconded by Ms. Anker and passed unanimously.

Mr. Cleveland requested the approval of PAC invoices for regular construction in the amount of \$3,369,154.36. Ms. Anker requested comment on the Palladium inspection with vendor Don R. Scheidt & Co. Mr. Olds stated the vendor was providing the appraisal of the Palladium as required by legal counsel. Mr. Hammer moved to approve expenditures in the PAC Construction fund, seconded by Mr. Crowley. Passed unanimously.

Mr. Cleveland requested approval from the Commission to pay PAC invoices for emergency repair for \$15,523.74. Mr. Crowley requested an update on the emergency repair. Mr. Olds stated this should represent the last of the items necessary for repair of the dome. Additionally, CRC counsel is in the process of working to resolve the delayed claims submitted by the prime trade contractors on the project. The goal is to resolve the issue by the end of the year. Discussion ensued with Mr. Olds confirming that the Commission is in line for reimbursement of costs expended. Ms. Anker asked for an estimate on cost of the emergency repair. A rough estimate for repair of the roof is approximately \$3million. Mr. Carter clarified for home viewers that emergency repairs are the repairs that had to take place in order to get contractors to move forward and back on the job as quickly as possible. This has resulted in CRC expending funds from their cash flow to pay for repairs, inspection and consulting engineers needed to assess the situation. All CRC dollars expended as well as the delay/damage claims submitted are costs the Commission will expect to be reimbursed from the insurance carriers of those who are responsible for the problem. Mr. Hammer moved to approve invoices in regards to the emergency repair, seconded by Mr. Crowley and passed unanimously.

Committee Reports

No updates were provided.

Update on Properties

Mr. Olds opened the floor to questions from the Commissioners regarding properties outlined in the monthly Commissioners' packet. No questions were posed.

Mr. Anderson with Shiel Sexton, Construction Manager for the PAC, gave an update and slideshow presentation on the construction progress

Old Town Arts & Design District

Ms. McVicker announced a Gallery Walk will take place in the District on Friday, May 28, 2010 from 5-10 p.m.

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Mr. Carter mentioned on or around June 6, 2010, bump outs will be constructed on Main Street for additional outdoor dining spaces at select restaurants in the District, including Mudbugs Cajun Café, La Mie Emilie and Old Town Tavern. Construction will be completed as an urban construction project with road closures from 9 p.m. – 6 a.m. to minimize impact on Arts & Design District business operations.

Old Business

Approval of Resolution 2010-5 Re: Meridian & Main Economic Development Area

This item was withdrawn by the petitioner at this point in time.

New Business

Approval to Retain Energy Center Consultant

Mr. Olds requested the action item to approve the Energy Center consultant be withdrawn due to further evaluation and decision to pursue a different direction for this project.

Other Business

None at this time.

Announcements

None at this time.

Adjournment

Ms. Anker moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 7:19 p.m.

The next regularly scheduled meeting is Wednesday, June 16, 2010 at 6:30 p.m.